
Site Address:	18 Eastwood Close, Hayling Island, PO11 9DY		
Proposal:	Part two storey are and part single storey rear extension.		
Application No:	APP/18/01103	Expiry Date:	21/12/2018
Applicant:	Mr A Hinsley		
Agent:	Mr P Walker	Case Officer:	Rachel Ballam
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey end-of-terrace house with a shallow pitched roof. The property is constructed from pale brick and dark concrete hanging tiles with white uPVC fenestration; the wider terrace presents a uniform frontage. A small front garden area, laid to lawn and bordered by a low timber fence, separates the property from the fronting road and the car parking area beyond. The rear garden, which is surrounded by a high brick wall and contains a pitched roof timber shed, is flanked playing fields to the north and backed by a public footpath. The footpath provides access to the rear gardens of the terrace. A border of mature trees provides a good degree of screening between the footpath and the open fields to the east.

2 Planning History

None

3 Proposal

- 2.2 The application proposes a part two storey, part single storey extension and a new first floor side window. The extension would span the width of the main property and project 3.3m beyond the existing rear elevation. The extension would be constructed from brick and tiles to match those of the existing house and would contain a rear facing ground floor window and double doors and rear facing first floor window. The north and south side elevations of the extension would remain blank, though a new first floor window is proposed for the northern side elevation of the existing house.
- 2.3 The single storey element to the south would have a mono-pitched roof with eaves of 2.3m above ground level, sloping up to achieve a maximum ridge height of 3.6m above ground level at the point where the extension meets the rear elevation of the main house. The two storey element would have a shallow hipped roof with eaves on a level with those of the main house (4.7m above ground level) and a ridge height of 5.8m above ground level (in contrast to the ridge height of 7m above ground level of the main property).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway considerations

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The terrace within which the application property is situated has not yet been extended at

first floor level, though several other properties were observed to have single storey rear extensions. The proposed extension would not impact upon the street scene owing to its position to the rear of the existing property, but would be visible from the public footpath to the rear and the playing fields to the north. The extension would not appear out of keeping relative to the existing main house in respect of style, form or materials and would appear subservient to the existing house. The proposed two storey and single storey rear extension would not represent a negative impact upon the appearance or character of the application property or the wider terrace. The proposed first floor side window would be appropriate to the host dwelling in its scale, style and material relative to the existing fenestration and would assist in breaking up the perceived bulk of the extended north elevation.

- 7.4 The proposed rear extension would result in a significant reduction in external amenity space for the host property, limiting the already modest rear garden from approximately 9m in length to only an approximate 5.5m in length, which is substantially smaller than recommended within the Havant Borough Design SPD. The well established fall back position of what could be achieved under permitted development rights must be considered though - a similar footprint, with a depth of 3m, could be achieved without the need to apply for planning permission; it would not, therefore, be reasonable to recommend the refusal of the current application on the basis of its depth of 3.3m.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 With regard to the proposed scheme the application property benefits from its position to the northern end of the terrace where the extension would have minimal impact upon the properties to the south in respect of light and outlook. There is no residential development to the immediate north of the site, with the property instead flanked by open playing fields. The extension would not protrude within 45 degrees as measured from the centre of the nearest ground or first floor windows of the attached neighbouring house. The two storey element would be stepped in by 2m, separated by the single storey element, from the common boundary to the south, further mitigating the impact of the extension upon the attached neighbouring house.
- 7.7 The proposed first floor side window would face the open playing fields to the north of the site, which are within the ownership of The Hayling College secondary school. The playing field provides extensive separation between the application property and any development to the north of the site. The school were consulted in respect of the planning application and raised no concern in respect of the proposed window or any other element of the scheme.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Highway considerations

- 7.9 The proposed development would serve to increase the number of bedrooms within the application property from three to four. The Havant Borough Parking SPD advises that three bedroom dwellings should be served by 2 parking spaces whilst four bedroom dwellings should have provision for the parking of 3 vehicles. As such it should be

demonstrated that the application property has adequate provision for the parking of one additional vehicle.

- 7.10 It has been observed on site, and subsequently confirmed in writing by the agent, that the application property has no specific parking space allocated to it. The occupants instead make use of the large, unmarked, shared parking area to the south of the terrace. This is typical within the locality as properties within the street predominantly have no provision for private parking.
- 7.11 The car park to the south of the terrace was observed on site during the Case Officer's visit of 15/11/2018 and is visible in areal photographs of Eastwood Close. Also evident is a larger carpark to the west of the terrace, a parking bay to the south-west and provision for on-street parking adjacent to the terrace owing to a lack of double yellow lines within the street. Parking within the area, as observed on site and as visible in areal photographs, appears sparse, with all parking areas largely unoccupied, though it is acknowledged that the visit took place during working hours when a lower level of parking in residential areas would be expected. However, in considering the generous supply of publicly available parking space within the immediate locality, the modest increase in required parking (as a result of the proposal) of one additional space, and a lack of any third party comments citing existing parking issues within the area, the proposal would not be expected to have a significant negative impact upon parking availability or traffic within the area. The proposal is therefore acceptable in respect of highway considerations.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01103

(A)

(B) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site/Location Plan
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Section Drawing AA
Proposed Section Drawing BB

Existing and Proposed Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.